File No. 271200980

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/08 10:27 2 pgs
Fees:13.00 Taxes:740.00
20080104-0001044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$200,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 8/23/11

AFFIX SEAL

DANIEL L. WISCHHOF NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher E. Mulwa	SAME AS NEW OWNER	Map 92-13 Parcel 37 and Parcel 456
(NAME) 622 Galaxie Drive	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Brothers Investments, Inc.

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher E. Mulwa and wife, Melania Mulwa

HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the west 13 feet of Lot No. 2, all of Lot No. 3 and the east 37 feet of Lot No. 4 on the Map of Plummer Place, and also of Charlotte Parks Second Addition, as of record in Book 161, Page 39, Register's Office for Davidson County, Tennessee.

SAID Lot and part of said lots adjoin and front together 100 feet on the south side of Charlotte Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Brothers Investments, Inc. by Quitclaim Deed from William Abu Shaar of record by Instrument No. 20061228-0159946 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **3707 - 3709 Charlotte Avenue, Nashville, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), Their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of January, 2008.

Brothers Investments, Inc.

By:
William Abu Shaar, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **William Abu Shaar** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **President of Brothers Investments, Inc.** the within named bargainer, a corporation, and that, William Abu Shaar, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 2nd day of January, 2008.

Commission expires: August 23, 2011

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Daniel L. Wischhof Notary Public

File Number: 271200980

RETURN TO:
AmTitle & Escrow
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Goodlettsville, TN 37072